

0:\51\25\DESIGN\CIVIL\POADP512500.DWG REFERENCE:5025-00



# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: October 19, 2000	Name of POADP: Y.C. Partners Subdivision
Owners: Y.C. Partners	Consulting Firm: Pape-Dawson Engineers, Inc.
Address: <u>5425 Loop N 1604 E</u>	Address: 555 E. Ramsey
Zip Code: San Antonio, TX 78247-4691	Zip Code: San Antonio, TX 78216
School District: Northeast I.S.D.	Phone: (210) 375-9000
Existing zoning: None	Proposed zoning:
Site is over/within/includes:  Edwards Aquifer Recha Projected # of Phases: San Antonio City Limit Council District: Ferguson map grid	_ 3 × Yes □ No ≥ 3
Land area being platted: Lots	Acres
Single Family (SF) Multi-family (MF) Commercial and non-residential 3	
Is there a previous POADP for this Site? Name No	No
Is there a corresponding PUD for this site? Name No	
Plats associated with this POADP or site? Name No	No
Name No	No
Name No	No
Contact Person and authorized representative: 8x /An	
Print Name: J. MIKE YANTIS Signatur	X / HMX / TO / N
Date: 10/18/00 Phone: (210)	555-3780 Fax: (210) 655-8526

$\boxtimes$	name of the POADP and the subdivision;
$\boxtimes$	indication of development phases on the POADP;
$\boxtimes$	perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
$\boxtimes$	copy of digital file; north arrow and scale of the map; proposed land use by location, type and acreage; delineation of the circulation system including all collectors, arterial, and local type "B" streets;
	north arrow and scale of the map;
$\boxtimes$	proposed land use by location, type and acreage;
$\boxtimes$	delineation of the circulation system including all collectors, arterial, and local type "B" streets;
$\boxtimes$	contour lines at intervals no greater than ten (10) feet;
$\boxtimes$	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
$\boxtimes$	existing adjacent or perimeter streets;
$\boxtimes$	one hundred year flood plain limits;
	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
$\boxtimes$	a complete application and certification, 8 ½ X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
$\boxtimes$	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
$\boxtimes$	TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
$\boxtimes$	Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
⊠ bee	the POADP \( \square\) does \( \square\) does not abut State Highway Department facilities and one additional copy of the POADP plan has an submitted directly to TXDOT for their review. Contact Judy Friesenhahen \( \text{@ (210) 615-5814;} \)
	The POADP is is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
$\boxtimes$	The POADP lies in the Northeast Independent School District and they have been contacted concerning this development.
$\boxtimes$	List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.  Loop 1604
Се	ertify that the POADP application and accompanying maps are complete and that the conditions listed on this plication have been met.  Extifying Representative:  Print Name:  White Anti's Signature:  Signature:  Print Name:  Pr
	APPLICATION REVISED May 8, 2000 PAGE 2 OF 2



#### OF SAN ANTONIO ITY

November 21, 2000

Mr. Andy Slavens

Pape - Dawson, Engineering Inc. 555 East Ramsey San Antonio, TX

Re: Y.C. Partners

POADP # 686

Dear Mr. Slavens:

The City Staff Development Review Committee has reviewed Y.C. Partners Preliminary Overall Area Development Plan # 686. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Slavens Page 2 November 21, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

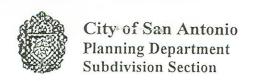
Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

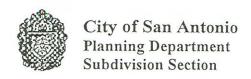
EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works

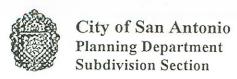


# REQUEST FOR REVIEW of POADP 519B3

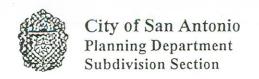
10:
☐ Public Works: ⇒ Streets ⇒ Drainage
☐ Building Insp.: → Tree Preservation → Fire Protection
☐ Major Thoroughfare ☐ Traffic T.I.A.
☐ Zoning ☐ Bexar County Public Works
FROM: Michael O. Herrera, Planner II  Date 10-23-00
POADP NAME: \(\sum_{\text{l.}} \) \(\text{Pal files}' \) \(\text{Sui3'} \) \(\text{SUBJECT:}\) The attached item has been submitted for your review, recommendation, and or
comment to the Planning Commission or Director. If necessary, please circulate within your
department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for
documentation in the file.
This item is tentatively scheduled for <u>//- 3-00</u> before the POADP committee.
I do not recommend approval  On
I do not recommend approval  On



TO:	ICE VIE VI U.	
☐ Public Works: ⇒ Streets	⇒ Drainage	
☐ Building Insp.: ⇒ Tree Pr	eservation -> Fire Protect	tion
☐ Major Thoroughfare	☐ Traffic T.I.A	
Zoning	☐ Bexar Count	ty Public Works
FROM: Michael O. Herrera, P	Planner II	Date 10-23-00
SUBJECT: The attached item has comment to the Planning Commission department. Copy this review sheet review at the next POADP meeting. documentation in the file.  This item is tentatively schedule.	been submitted for your review on or Director. If necessary, plet as needed. Mark your comme Your written comments are sta	lease circulate within your ents here and be prepared to rongly encouraged for
I recommend approv  On subdivider/agent, of the correct  Comments:	, I notified tions needed to remove this ob	
olloh		/6 - 25 · 2m



TO:		TO VIE	N of PU	
☐ Public Works:	⇒ Streets =	> Drainage		
☐ Building Insp.:	Tree Preser	vation ⇒ Fire ]	rotection	
Major Thoroughf	are	☐ Traffic	T.I.A.	
☐ Zoning		☐ Bexar	County Public	Works
FROM: Michael O.	Herrera, Plann	ier II	Date 1	0-23-00
POADP NAME:	1.6'. K	ARTHER.	5' Ju	1310
SUBJECT: The attace comment to the Plannin department. Copy this review at the next POA documentation in the fill.  This item is tentation in the fill.	g Commission or s review sheet as r DP meeting. You	Director. If neces needed. Mark your ur written comment for 11-3-00	cary, please circul comments here an	late within your d be prepared to puraged for OADP committee.
On				
subdivider/agent, o				
		needed to remove	this objection. Te	
Comments: LOOP	P 1604 15	ON THE M	TP AND TXT	DOT SYSTEM
Comments: L80	P 1604 15	ON THE M	TP BHD TXT	DOT SYSTEM



TO:	
☐ Public Works:   Streets   Drain  Tree Processes	1,400,100 (11,1 2 3 2000
Building Insp.:  Tree Preservation	Fire Protection
☐ Major Thoroughfare	☐ Traffic T.I.A.
□ Zoning	☐ Bexar County Public Works
FROM: Michael O. Herrera, Planner II	Date 10- 23-00
POADP NAME:	ted for your review, recommendation, and or or. If necessary, please circulate within your Mark your comments here and be prepared to
subdivider/agent, of the corrections needed	I do not recommend approval  ded, the engineer/ d to remove this objection. Tel #
	1



Public Works: Streets

# REQUEST FOR REVIEW of POADP

TO:

☐ Building Insp.: → Tree Preservation →	→ Fire Protection
☐ Major Thoroughfare ☐	Traffic T.I.A.
□ Zoning □	Bexar County Public Works
FROM: Michael O. Herrera, Planner II	Date 10-23-00
POADP NAME: Y. C. PARTICO SUBJECT: The attached item has been submitted	for your review, recommendation, and or
comment to the Planning Commission or Director.  department. Copy this review sheet as needed. Mareview at the next POADP meeting. Your written of documentation in the file.	ark your comments here and be prepared to
This item is tentatively scheduled for	3-00 before the POADP committee.
On, I notified_ subdivider/agent, of the corrections needed to	
Comments:	
Flor Sp. 4	

⇒ Drainage



TO:		O'IL '	
☐ Public Works: ⇒	Streets → Drain	age	
☐ Building Insp.: ⇒	Tree Preservation	⇒ Fire Protection	
☐ Major Thoroughfare		Traffic T.I.A.	
☐ Zoning		☐ Bexar County Publi	c Works
FROM: Michael O. H	errera, Planner II	Date	10-23-00
POADP NAME:  SUBJECT: The attached comment to the Planning Comment to the Planning Compartment. Copy this review at the next POADP documentation in the file.  This item is tentative.	d item has been submitt Commission or Director eview sheet as needed. I meeting. Your writte	ed for your review, recommends. If necessary, please cire. Mark your comments here	and be prepared to
I recommend		☐ I <u>do not</u> recon	amend approval
		to remove this objection	
Comments: Chec	A TIA a	A platting	level.

THE STATE OF THE S									
2 2		Trai	ffic Impact	Analysis (TIA	A) Threshol	d Workshee	t		- l
Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.									
Project Name: YC Partners Subdivision	ir your pro	ojoorroqu		p,,					
Location: 5425 N Loop 1604 E Applicant: YC Partners, Ltd. Address: 5425 N Loop 1604 E San Antoni	o, TX 782	247				Phon	ne Numbe	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Permit Type (check one):  Zoning, N.C.B.	POADP	#	P	lat #	Bldg.	Permit #		Other:_	
BOX A (Original TIA) RESIDENTIA	L DEVEL	OPMEN	T						
Anticipated Land Use		mber Units		k Hour? pm, Wkday)		Hour Rate	Po	eak Hour Trips	Trip Rate Source
Dana Goo			(6.8., 5	, priis, (r. itau))		Trip Kate			ITE Code: Other:
BOX B (Original TIA) NON-RESIDE	ENTIAL D	EVELOF	PMENT					7	
Anticipated		Project S	7	Peak H		Peak Ho		Peak Hour Trips	Trip Rate
Land Use Industrial	Acres	GFA	Other*	(e.g., 5-6 pm		0.51	Trip Rate 0.51 13		Source ITE Code: 110
									Other:
BOX C (Updated TIA) If property alre	eady has a	TIA on f	*specify: <u>Empl</u> ile, complete B	The state of the s	ore Box C.				
Peak Hour Trips Projected in Current TIA		Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan			Git	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)			
III CWYCHW TITT									, when the sequences,
BOX D (Information Regarding the	Person/	Agency,	who prepare	d the TIA)					
Prepared by: Pape-Dawson Engineers, Ir								Date: Octo	ber 16, 2000
Comments:						<u> </u>	I I I I I I	OLANGE	
BOX E (For Official Use Only, Do No							ionna.		
A traffic impact analysis is A traffic impact analysis is The traffic impact analysis	not require	d. The tra	ffic generated by	the proposed dev					study before beginning the study.
1.0							111111		
Reviewed by: Justil A	7				-		Date:_	11-21-	00

NOTE: GFA = Gross Floor Area (bldg size)

ITE = Institute of Transportation Engineers, Trip Generation, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

October 24, 2000

P.O.A.D.P. REVIEW

YC Partners Subdivision Located on Loop 1604 UD OCT 26 PM 3: 4

LAND DEVELOPMENT
SERVICES DIVISION

Mike Herrera City of San Antonio Department of Planning P.O. Box 839966 San Antonio, Texas 78283-3966

P.O.	A.D	P.	Reviewed	for:

#### Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

This development is eligible for a single shared use access point to Loop 1604. Access

permitting will be as directed by "Regulations For Access Driveways to State

Highways".

**WPAP** Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

#### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E. Advanced Project

Development Engineer

cc: Pape-Dawson Engineers

CHECK NO.	CHECK DATE	YANTIS COMPANY		VENDOR NAME				
11471	10/19/00	P.O. BOX 17045 SAN ANTONIO, TEXAS 78217		CI	TY OF SAN A	ANTONIO	IO	
INVOICE NO.	INVOICE DATE	DESCRIPTION	GROS		DISCOUNT	SALES TAX	NET	
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		TOTALS						
		DETACH BEFORE DE	POSITING					
YC PARTNERS, LTD. DBA YANTIB COMPANY P.O. BOX 17045					TIONAL BANK ONIO, TEXAS	0	11471	
SAN	ANTONIO, TEXAS 78					DATE		
						10/10/0	0	

10/19/00

CHECK AMOUNT

\*\*\*\*\*381.10\*\*\*\*\*

PAY\*\*\*\*EXACTLY THREE HUNDRED EIGHTY-ONE AND 10/100\*\*\*\*\*

APTNERS, LTD. OPERATING ACCOUNT NOTIS OPERATION, SENERAL PARTNER

VOID AFTER 60 DAYS

CITY OF SAN ANTONIO

TO THE ORDER OF

THIS CHECK IS VOID IF NO COLORED BACKGROUND APPEARS

"Oll471" ::114000093: "Ol 0412872"

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 2011172

AMT ENCLOSED

AMOUNT DUE INVOICE DATE DUE DATE

381.10 11/03/2000 11/03/2000

50-04-5573 YC PARTNERS, LTD. P.O. BOX 17045 S.A. TX. 78217

PHONE: 000 - 0000

POADP

YC PARTNERS

FACILITY LOCATION: 100 COMMERCE ST W 

LINE INDEX REF DESCRI 1 012542-001 PLAN REVIEW FEES

DESCRIPTION

AMOUNT 381.10

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT 11/02/2000 11/02/2000 YC PARTNERS CK# 011471 ST: . . . . . . . . . . . . . . . . . . . PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 381.10 381.10

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1

### TRANSMITTAL



To:

City of San Antonio Planning

Date:

11-03-00

Attn:

Michael Herrera

Re: YC	Partners Subdivision P.O.A.D.P.	(	1
QUANTITY	DESCRIPTION		
1	P.O.A.D.P. Map (revised)		
		=	
-	· · · · · · · · · · · · · · · · · · ·		
For Appro	If enclosures are not as noted, kindly notify us at once		ommen
COMMENTS	Michael - Please find attached the revised map on the a	bove submittal. V	We hav
added the existing	g features of the site. If you have questions, please call.		
		v:5: 8	
	5		
		65 CO	1 1 1
^		PH 3:	

From:

Andrew W. Slavens, P.E.

Project No.:

5125-00

cc:

File, Tom Yantis, Kenneth Brown, Sam

Dawson

P:\51\25\Word\Transmittal\001103Trans.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

#### TRANSMITTAL



To:

City of San Antonio Planning Department

Date:

10-19-00

Attn:

Michael Herrera

Re:

POADP - YC Partners Subdivision

		SS 9	
QUANTITY	DESCRIPTION	E5: 3	
1	Signed Application	SINT W	0
1	Signed Certification	210 2	-
1	Application Check (#011471)		-
1	TIA Worksheet		
1	8 ½" x 11" Reduction of Map		_
8	POADP Map		_
			-

If enclosures are not as noted, kindly notify us at once.

☐ For Approval	☐ For Your Use	☐ As Requested	d Comment	
COMMENTS				
	6			

From:

Andrew W. Slavens, P.E.

Project No.:

5125.00

cc:

File, Yantis Company, Sam Dawson

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

### City of San Antonio Planning Department

Municipal Plaza Building 114 W. Commerce

Mailing address: P. O. Box 839966

Pages sent including fax cover:

Remarks:

San Antonio, TX 78283-3966



Please deliver to:

Name: Anoy Glavers

Title:

Organization: Phone:

Phone:

From:

Name: Mighael Hearner

Division: Phone:

Phone:

Fax: 375-9030

Frax: 207-4441

Alamo HOTSHOT, In	P.O. BOX 12748 SAN ANTONIO, TEXAS 78212 (210) 349-4111	PICK-UP TIME	2:00 pm.	10/19/n0	
F PAPE-DAWSON ENGIN	City o	1 5.0. /	Planning Z	) of	
R O 555 E RAMSEY		0 114	W. Com	e.ce 444	ZR
M SAN ANTONIO, TX	78216	5.0.	Texas	78205	
HOUR 2 HOUR 3 HOUR 4 HOUR HUBBA STOP & W	TERGP.M. OUTOF TOWN CLIENT REF.	# > 5125-00	(and S.)	CUSTOMER ACCT. NO.	ш
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WAITING / LOADING TIME WAITING	G / UNLOADING TIME	V		TIME /	
START: STOP: START: APPROVED BY: APPROV	STOP: /ED BY:	1 D.A	1/C) HIGA		
		DELIVERED IN GOOD ORDER			
Loss or damage claims may not exceed \$50. Claims must be made within using this invoice, you agree to the payment terms on our billing invoice (in with the pursuit of payment for any past due invoice amounts).	in 48 hours. Not responsible for concealed damage. By notuding any collection and/or attorney's fees connected	PRINTED NAMI	<b>≡</b>		